

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 21, 2007
CONFERENCE ROOM A, 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Service Department, located at 1222 1st Avenue, San Diego, CA 92101.*

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk () will include consideration of the appropriate environmental document.*

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Ken Teasley

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *Continued from March 7, 2007 and March 14, 2007:*

3875 RIVIERA DRIVE MAP WAIVER- PROJECT NO. 110546
City Council District: 2; Plan Area: Pacific Beach

Staff: Jeff Peterson
Hearing Officer: Tracy Elliot-Yawn

Coastal Development Permit to amend Coastal Development Permit No. 5820, a Map Waiver to waive the requirement for a Tentative Map to create three condominium ownerships from three (3) attached single-family residential units that are currently under construction (Building Permit No.C300315-04 through C300317-04, which were issued on September 17, 2004) and to waive the requirement for undergrounding overhead utilities within the public right-of-way. An amendment to the previously approved Coastal Development Permit is required for the proposed subdivision to create three condominium ownerships. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site

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through renewable energy resources (i.e. photovoltaic). The 0.114 acre development site is located at **3875 through 3879 Riviera Drive**, south of Roosevelt Avenue, in the RM-2-5 Zone within the State Coastal Commission Permit Jurisdiction and the City's Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, the Pacific Beach Community Planning Area, and Council District 2. Exempt from environmental. Report No. HO-07-035

DEPARTMENT RECOMMENDATION:

Approval

ITEM – 5: **VOLTAIRE MIXED USE - PROJECT NO. 97496**
City Council District: 2; Plan Area: Peninsula

STAFF: Dan Stricker

Site Development Permit (SDP) to amend SDP No. 8358 and add 12 residential for-rent units, including 4 density bonus units, 3,414 square feet of retail space, and extend a subterranean parking garage adjacent to a site previously permitted for 9 residential for-rent units and 1,685 square feet of retail space over a subterranean parking garage. Combined, the project would total 21 residential for-rent units and 5,099 square feet of retail space. One very low-income for-rent unit would be provided on-site for households with an income at or below 50 percent of the Area Median Income. The 13,269-square-foot site located at 4119 Voltaire Street and the 12,791-square-foot site located at **4103 Voltaire Street** are within the CC-3-5 Zone within the Peninsula Community Plan area. In addition, the project site is located within the North Bay Redevelopment Project Area, the Community Plan Implementation Overlay Zone Area B, the Coastal Height Limit Overlay Zone, the Airport Environs Overlay Zone, and Airport Approach Overlay Zone. Mitigated Negative Declaration No. 97496. Report No. HO-07-048

RECOMMENDATION

Approval

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ITEM -6: **4176 VERMONT AVENUE MAP WAIVER - PROJECT NO. 81206**
City Council District: 3; Plan Area: Uptown

Staff: Derrick Johnson

Map Waiver to allow for the subdivision of a 0.17 acre site into one (1) lot for a two unit residential condominium conversion. The applicant is also requesting the requirement for the undergrounding of existing overhead utilities be waived. The project is located at **4176 Vermont Street** in the RS-1-7 Zone and Transit Overlay Zone, within the Uptown Community Plan Area. Exempt from Environmental. Plan Report No.PC-07-051

RECOMMENDATION:

Approve.

ITEM -7: **SCHIEFER & SON'S COMMERCIAL CONDOMINIUMS**
PROJECT NO. 108716
City Council District: 2; Plan Area: Centre City

STAFF: Peter Lynch

Map Waiver to allow the conversion of eight (8) commercial units in an existing building, into condominiums at **815 J Street**, between 7th and 10th Avenues, in the East Village Neighborhood of the Centre City Planned Area. Exempt from environmental. Report No. HO-07-042

RECOMMENDATION

Approval

ITEM -8: **SOUTHBLOCK LOFTS MAP WAIVER - PROJECT NO. 104974**
City Council District: 2; Plan Area: Centre City

STAFF: Peter Lynch

Map Waiver to create 106 residential condominium units and three (3) commercial condominium units in a building presently under construction at **655 6th Avenue**, on the southeast corner of **6th Avenue** and **G Street**, in the East Village District of the Centre City Planned Area.

RECOMMENDATION

Approval

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ITEM -9: **MUMY RESIDENCE – PROJECT NO. 1107042**
City Council District: 6; Plan Area: Mission Beach

STAFF: Anne Jarque

Variance to reduce the front yard setback for a new deck and Variance to reduce side yard setback for an electrical conduit for an existing single family residence on a 2,412 square-foot site located at **2617 Ocean Front Walk** in the R-S Zone of Mission Beach Planned District within the Mission Beach Community Plan, State Coastal, Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Airport Environs overlay zone(s). Exempt from environmental. Report No. HO-07-052

RECOMMENDATION

Approval

ITEM 10: **4135 VOLTAIRE MAP WAIVER– PROJECT NO. 103599**
City Council District: 2; Plan Area: Peninsula

STAFF: Cory Wilkinson

Map Waiver to waive the requirements for a Tentative Map to create four residential units and one commercial unit on a 6,631 square foot (0.152 acre) site at **4135 Voltaire St** in CC-3-5, Peninsula Community Plan, Airport Environs and Approach Overlay Zones, Coastal Height Limit Overlay Zone, Community Plan Implementation Overlay Zone Area B, North Bay Redevelopment Project Area, Council District 2. Exempt from environmental. Report No. HO-07-053

RECOMMENDATION

Approval